

BUSH FIRE ASSESSMENT

122 Strikes Lane Eurunderee 2850

Assessed as: Special Fire Protection Purpose (SFPP)

Prepared by: Matthew Noone | BPAD Accreditation Number: BPAD-PD 25584

Site Address: 122 Strikes Lane Eurunderee 2850 | Lot / DP: (Lot 2000/-/DP1267912)

Project Description: Farmstay Development - Two Proposed Cabins



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DISCLAIMER and TERMS OF USE

"It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature of behaviour of fire, and extreme weather conditions." (AS3959 2018).

Bushfire Planning & Design cannot be held liable for the loss of life or property caused by a bushfire event. This report has considered the relevant planning instruments, bushfire constructions codes and practices applicable at the time of writing. Should additional information be provided after this report has been issued, we reserve the right to review and if necessary modify our report. Bushfire Planning and Design has no control over workmanship, buildings degrade over time and vegetation if not managed will regrow. In addition legislation and construction standards are subject to change. Due to significant variance of bushfire behaviour, we do not guarantee that the dwelling will withstand the passage of bushfire even if this development is constructed to the prescribed standards.

This report has been based on our interpretation of Planning for Bushfire Protection (2019), AS3959 (2018) and the methodology for site specific bushfire assessment. As a consultant, our view can be subjective. Our opinions may differ from the opinions provided by you the Client (or Client Representative), the Council, the RFS or another bushfire consultant. The Rural Fire Service (RFS) has a higher authority and can upon their review, increase a nominated BAL-rating or entirely reject a development proposal. Any such recommendations made by the RFS take precedence. Our role is intermediary between our Client (or Client Representative) and the consenting authority. We apply our knowledge of the relevant bushfire protection standards to provide the best possible outcome for our Client (or Client Representative), both from a bushfire safety and financial perspective. Should the RFS modify our recommendations or reject the proposal to which this report relates to we will not be held liable for any financial losses as a result. By using this document, you the Client (or Client Representative) agree to and acknowledge the above statements

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GLOSSARY

The abbreviations that are commonly used are explained below. Not all are present in this report.

APZ	Asset Protection Zone
AS3959	Australian Standard for the Construction of a Building in a Bushfire Prone Area
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BFPL	Bush Fire Prone Land
BFPLM	Map Bush Fire Prone Land Map
BFDB	Bush Fire Design Brief
BPM	Bush Fire Protection Measure
DA	Development Application
DCP	Development Control Plan
DPIE	Department Of Planning, Industry And Environment
DTS	Deemed to Satisfy
EPA ACT	Environmental Planning And Assessment Act 1979
FDI	Fire Danger Index
FFDI	Forest Fire Danger Index
GFDI	Grassland Fire Danger Index
IPA	Inner Protection Area
LEP	Local Environmental Plan
NASH	National Association of Steel Framed Housing
NCC	National Construction Code
OPA	Outer Protection Area
PBP	Planning for Bush Fire Protection
RF ACT	Rural Fires Act
RF REG	Rural Fires Regulation
NSW RFS	New South Wales Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SFR	Short Fire Run
SSD	State Significant Development

PART A - BACKGROUND AND BRIEFING NOTES

Prior to establishing the Bushfire Attack Level and compliance with Planning for Bushfire Protection and AS3959, it is necessary to discuss the following items.

A.01 BUSHFIRE PRONE LAND

A.02 DEVELOPMENT PROPOSAL

A.03 REGULATORY FRAME WORK

A.04 SITE LOCATION, DESCRIPTION AND POTENTIAL BUSHFIRE THREATS

A.05 LAND USE, ZONING AND PERMISSIBILITY

A.06 SIGNIFICANT ENVIRONMENTAL FEATURES

A.07 DETAILS OF ABORIGINAL HERITAGE

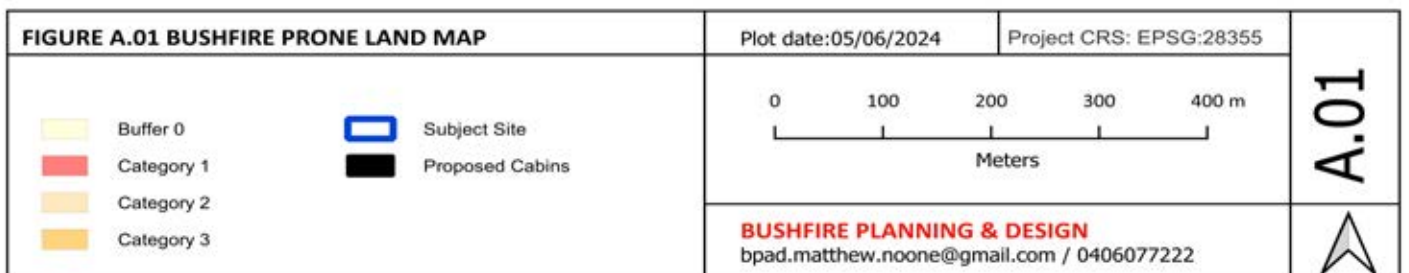
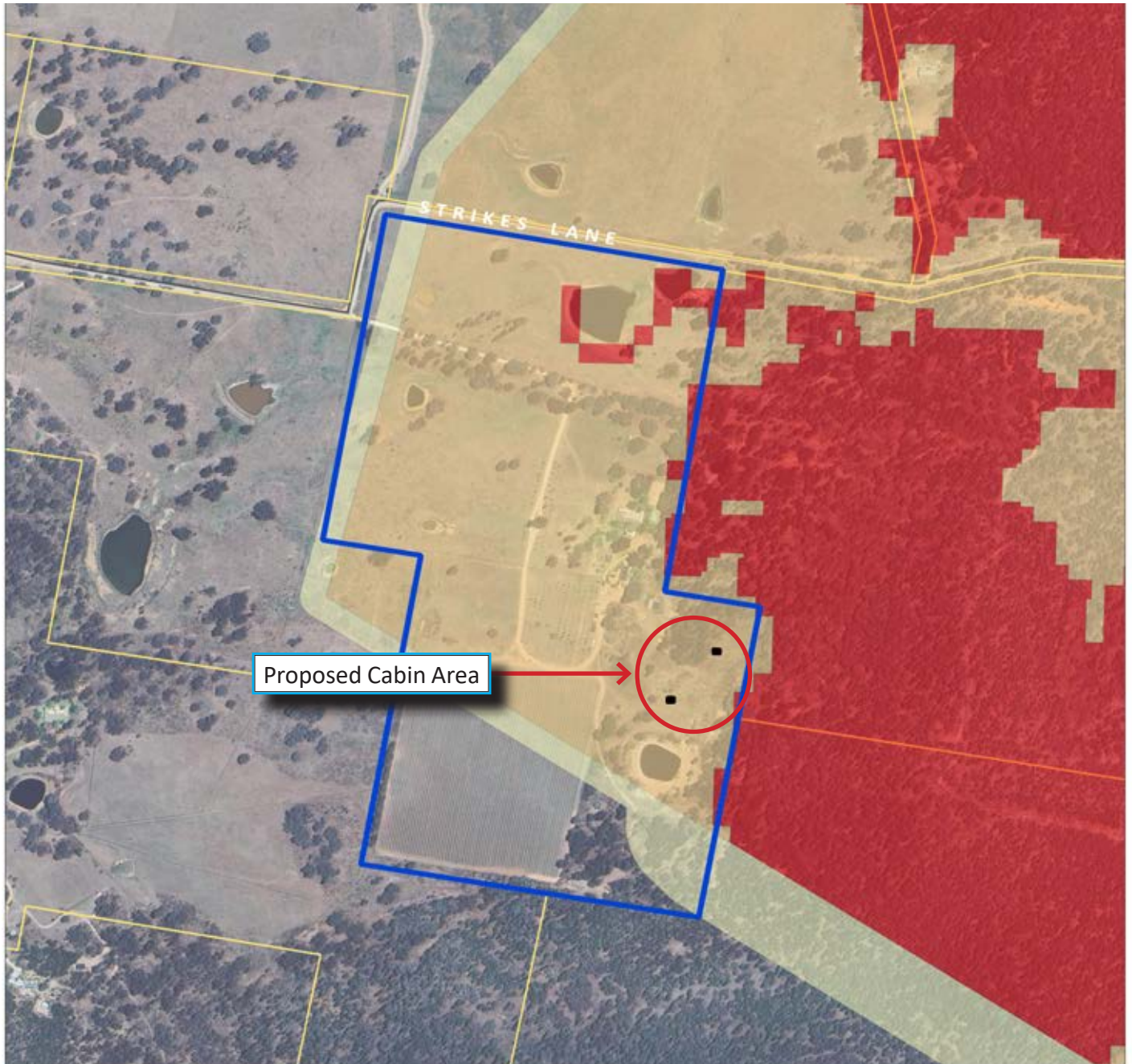
A.08 THREATENED SPECIES, COMMUNITIES AND CRITICAL HABITATS

A.09 BIODIVERSITY VALUES

A.10 REPORT LIMITATIONS

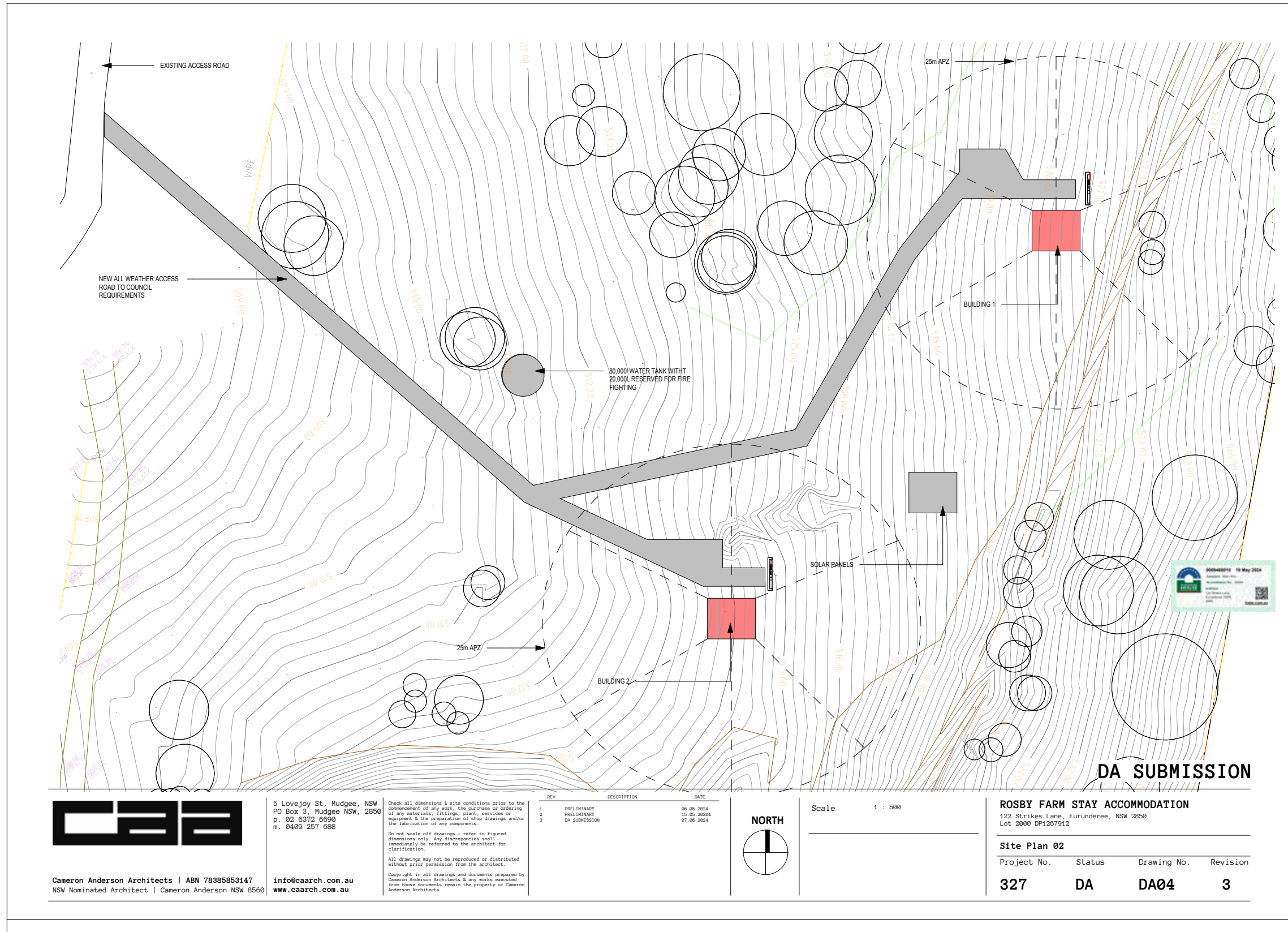
A.01 BUSHFIRE PRONE LAND

The subject site whether in whole or part is recorded as bushfire affected on a relevant map certified under Section 10.3 (2) of the Environmental Planning and Assessment Act 1979 (Refer figure A.01). All developments on certified bushfire prone are required to address bushfire as per 4.14 Environmental Planning and Assessment Act 1979.



A.02 DEVELOPMENT PROPOSAL

The proposed development involves the construction of two new farm stay buildings designated for tourist and visitor accommodation, each with a floor area of 40m² and a height of 3.72m. The project relates to but is not limited to the construction of the two cabins, an all weather access road and associated structures. "These structures are to be situated on a site characterised by gently undulating terrain, extending from east to west, and are part of a broader property that includes an existing dwelling, a cellar door, and a gallery building to the north. The site has been historically used for agricultural purposes, with recent additions including tourist facilities such as a cellar door and gallery. The proposed development seeks to further enhance the site's offering by providing farm stay accommodation, which aligns with the local council's objectives to promote tourism within the region" (Statement of Environmental Effects prepared by CAA).



Concept Drawing

A.03 REGULATORY FRAME WORK

Bushfire Prone Land:

The subject site whether in whole or part is recorded as bushfire affected on a relevant map certified under Section 10.3 (2) of the Environmental Planning and Assessment Act 1979. The development relates to the development of bushfire prone land and therefore must address the legislative requirements stipulated in Section 100B Rural Fires Act 1997.

100B Rural Fires Act 1997:

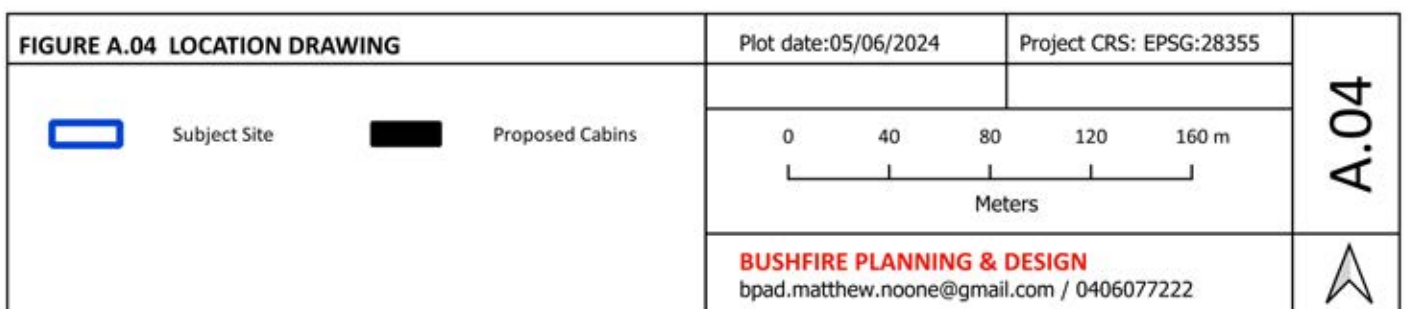
100B	Bush fire safety authorities.
(1)	The Commissioner may issue a bush fire safety authority for—
	(a) a subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes, or
	(b) development of bush fire prone land for a special fire protection purpose.
(2)	A bush fire safety authority authorises development for a purpose referred to in subsection (1) to the extent that it complies with standards regarding setbacks, provision of water supply and other matters considered by the Commissioner to be necessary to protect persons, property or the environment from danger that may arise from a bush fire.
(3)	A person must obtain such a bush fire safety authority before developing bush fire prone land for a purpose referred to in subsection (1).
(4)	Application for a bush fire safety authority is to be made to the Commissioner in accordance with the regulations.

Rural Fires Regulation 2022:

45	Application for bush fire safety authority —the Act, s 100B
(1)	For the purposes of the Act, section 100B(4), an application for a bush fire safety authority must be made in writing.
(2)	An application for a bush fire safety authority must include the following—.....”

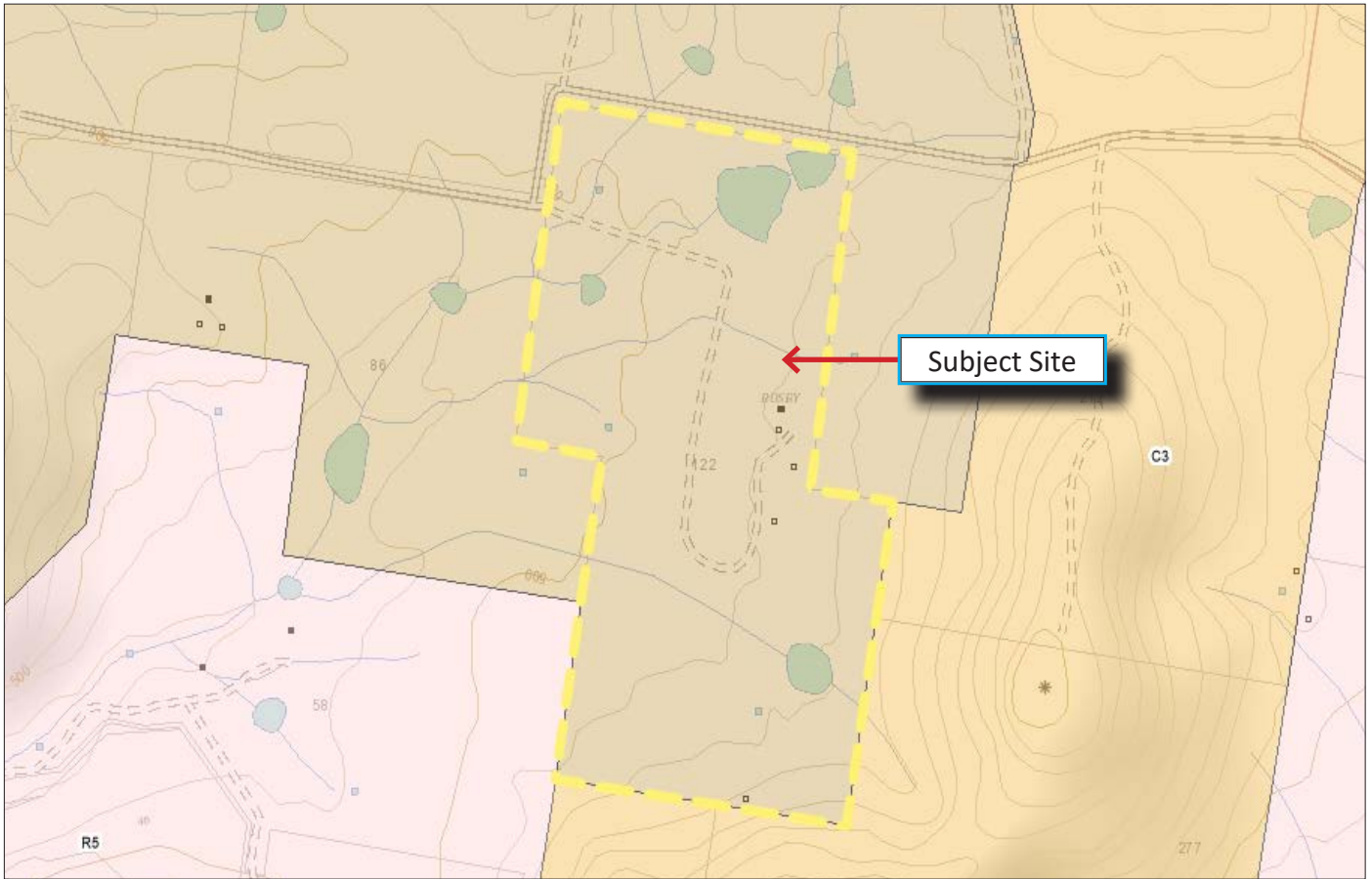
A.04 SITE LOCATION, DESCRIPTION AND POTENTIAL BUSHFIRE THREATS

The subject site is located in Eurunderee which is within the Mid Western Regional Local Government Area (LGA). An existing dwelling, cellar door and gallery are located on the site. The site's environmental setting features forest vegetation along the eastern and northern boundaries, with managed agricultural land to the west of the proposed cabins, including a vineyard and olive groves. The site is accessed via Strikes Lane greater than 300m to the north west of the proposed cabins.



A.05 LAND USE, ZONING AND PERMISSIBILITY

The subject site is zoned RU4 Primary Production Small Lots.



LAND ZONING LEGEND

	B1 Neighbourhood Centre		IN1 General Industrial		RU1 Primary Production
	B2 Local Centre		IN2 Light Industrial		RU2 Rural Landscape
	B3 Commercial Core		IN3 Heavy Industrial		RU3 Forestry
	B4 Mixed Use		IN4 Working Waterfront		RU4 Primary Production Small Lots
	B5 Business Development		R1 General Residential		RU5 Village
	B6 Enterprise Corridor		R2 Low Density Residential		RU6 Transition
	B7 Business Park		R3 Medium Density Residential		SP1 Special Activities
	B8 Metropolitan Centre		R4 High Density Residential		SP2 Infrastructure
	C1 National Parks & Nature Reserves		R5 Large Lot Residential		SP3 Tourist
	C2 Environmental Conservation		RE1 Public Recreation		UR Urban
	C3 Environmental Management		RE2 Private Recreation		DM Deferred Matter
	C4 Environmental Living		RO Regional Open Space		
	CA Complex Area		RP Regional Park		

A.06 SIGNIFICANT ENVIRONMENTAL FEATURES

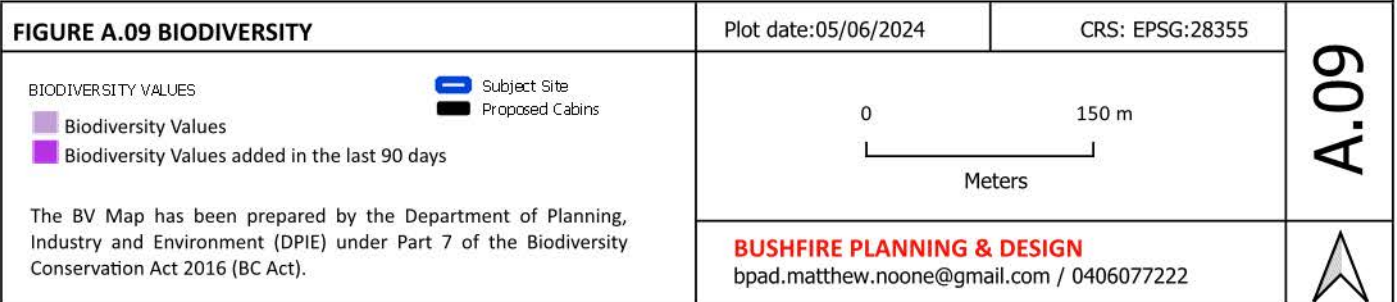
There are two un-named first order water courses running east to west. One in the southern part of the site and two in the north.

A.07 DETAILS OF ABORIGINAL HERITAGE

“The proposed development for farm stay buildings and associated infrastructure at the specified location does not involve the demolition, alteration, or disturbance of any known heritage items, heritage conservation areas, archaeological sites, or Aboriginal objects and places. Given the historical context of the site being previously cleared land and the current use for agricultural purposes, there is no indication of heritage significance that would be adversely affected by the development. However, it is recommended to conduct a preliminary heritage assessment to ensure that no previously unidentified heritage items or areas are present on the site.” (Statement of Environmental Effects prepared by CAA).

A.08 THREATENED SPECIES, COMMUNITIES AND CRITICAL HABITATS

The subject site is mapped by the Department of Planning, Industry and Environment (DPIE) under Part 7 of the Biodiversity Conservation Act 2016 (BC Act) as having Biodiversity Values (BV). Figure A.09 identifies the areas within the site that are mapped as having biodiversity values.



A.09 REPORT LIMITATIONS

This bushfire assessment is developed based on the current accepted standards. The severity of bushfire attack is reliant on many variables. Due to these variables the bushfire attack on any given day could be higher due to the limitations outline below. The bushfire protection measures contained in this document does not guarantee that loss of life, injury or property damage will not occur during a bush fire event.

Fire Danger Index

It may be possible that days of higher Fire Danger Index (FDI) may be experienced than the FDI levels used for assessment. This may result in fire situations where conditions challenge survivability of buildings and their occupants.

Fuel Load

The fuel loads and vegetation classes used in our assessment are based on the State Vegetation Mapping and Comprehensive Fuel Loads based on The University of Wollongong's (UoW) Fuels Modelling Project. Fuel loads in some areas may be higher than those used in this document. This can influence bush fire behaviour and the potential impact on property. The DTS APZs in PBP (2019) are based on the UoW fuel loads and are therefore suitable for design purposes.

Climate change

Climate change has led to longer, more intense fire seasons and an increase in the average number of elevated fire weather days, as measured by the Forest Fire Danger Index (FFDI). Last year saw the highest annual accumulated FFDI on record. Australia was the first country in the world to report the impact of climate change on bushfires through CSIRO's work to model the increase in high fire danger days.

Legislative Standards

Recommendations relating to development of bushfire prone land are a directive through the legislative standards applicable at the time of writing. Legislative standards change over time. All recommendations made are based on the current standards. We cannot guarantee that the current standards will be suitable in comparison to future standards.

Maintenance

After the issuance of an Occupancy Certificate (OC) it is imperative that the bushfire protection recommendations are carried out for the life of the development. Failure to maintain a property in accordance with the RFS standards for Asset Protection Zones could lead to the failure of the building, property and life. We have no control over the extent of how well a property will be maintained post OC.

B.01 INTRODUCTION

For the purpose of this bushfire assessment, the vegetation is required to be described to a distance of 140m from the boundary and the slope to 100m from boundary. Vegetation type and slope under vegetation are the factors that will significantly affect bushfire behaviour.

‘Research has shown that 85% of houses are lost in the first 100m from bushland and that ember attack is a significant form of attack on properties’ (RFS 2006).

B.02 SLOPE DETERMINATION

The effective slope has been assessed for a distance of at least 100m from the proposed development. The slope data has been calculated from a 1m LiDAR Digital Elevation Model (DEM). The source data sets have been captured to standards that are generally consistent with the Australian ICSM LiDAR Acquisition Specifications which require a fundamental vertical accuracy of at least 0.30m (95% confidence) and horizontal accuracy of at least 0.80m (95% confidence). The slope arrows indicated in figure A represent the slope calculated across the length of the arrow direct from the digital elevation model. The calculated slope as shown in Figure A has not been manipulated or modified in any way.

B.03 HOW THE VEGETATION COVER IS MEASURED

The distance to the vegetation is measured from the extent of vegetation cover interpolated from high resolution aerial imagery. This is the most conservative way to map the vegetation. A site visit was not undertaken.

B.04 PREDOMINANT VEGETATION FORMATIONS


This assessment considers the vegetation within the site and if relevant, vegetation external to the site boundaries. Where mixes of vegetation formations are located together, the vegetation formation providing the greater hazard (highest radiant heat load) shall be used to determine the BAL and APZ. The combination of vegetation and slope that yields the worst case scenario shall be used (A1.2 PBP 2019). The vegetation mapping provides an overview of the types of vegetation proximal to the site. The vegetation mapping shown in Figure B.04 is not intended to be conclusive.



FIGURE B.04 VEGETATION CLASS

 Subject Site

 Dry Sclerophyll Forests (Shrubby sub-formation)

 Grassy Woodlands

CRS: EPSG:28355



Plot date: 05/06/2024

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B.05 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT.

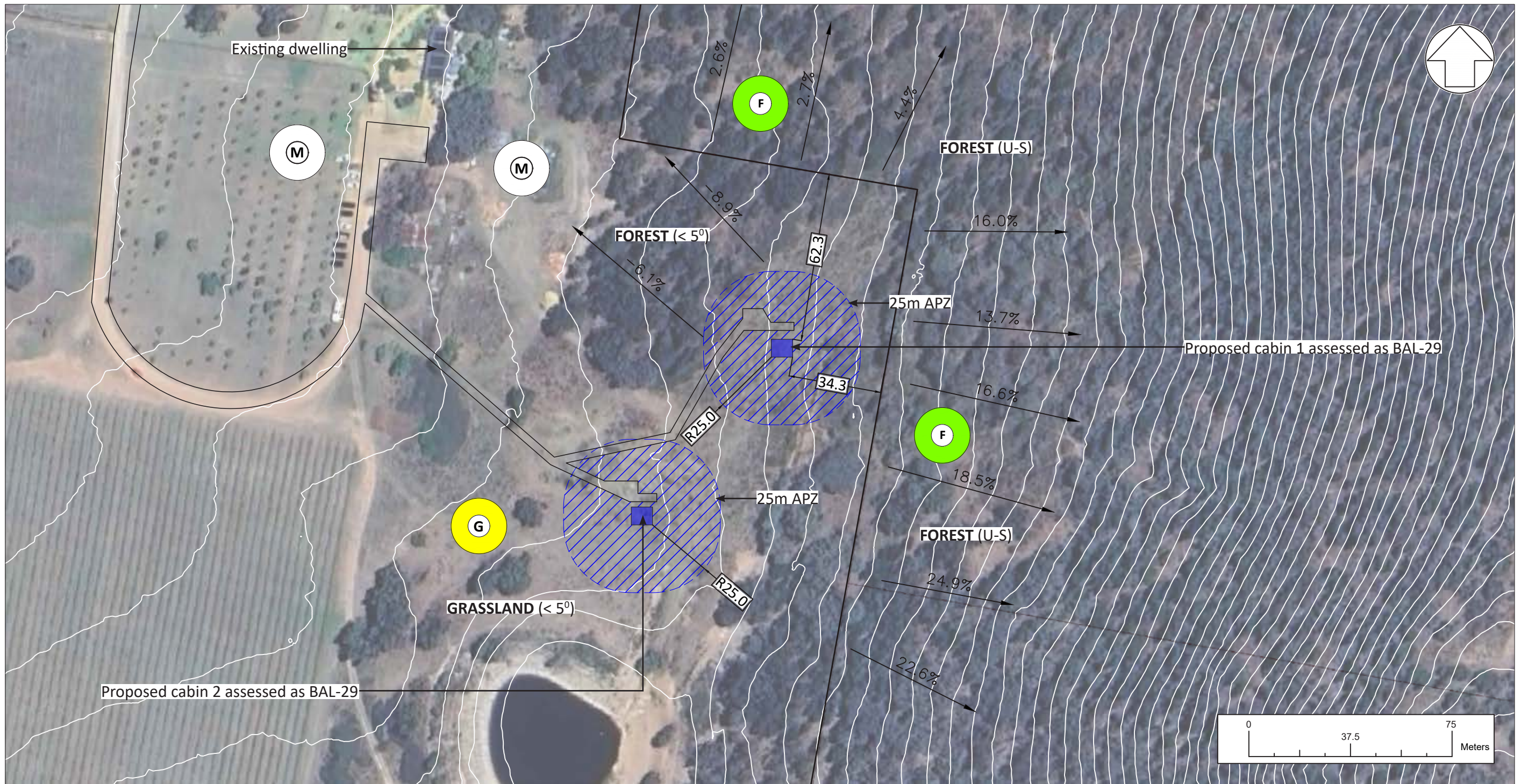
Forest vegetation is located to the north and west of the proposed development area. The land to the west is managed agricultural land (Olive Groves and Vinyard). The land in the north west of the development area is occupied by the existing dwelling, cellar door and gallery.

The forest vegetation is up-slope to the north, east and south. The land to the west is 0-5° down-slope. A 25m APZ is proposed. Based on the proposed APZ, the maximum predicted radiant heat load in the event of a bushfire is predicted to be 29 kW/m² based on PBP (2019) Table A1.12.6. The proposed cabins are assessed as BAL-29 (AS3959 2018).

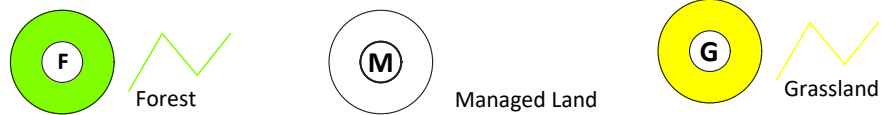
TABLE 1 (To be read in conjunction with Figure A).						
LGA = Mid Western Regional Council				Forest Fire Danger Index = FDI 80		
CABIN 1						
ASPECT ¹	Vegetation Class ²	Max Effective Slope ³	Site slope ³	Required APZ ⁴	Proposed APZ / EML ⁵	BAL-Rating
N & W	Forest	0-5° D-S	N/A	25-35m	25m	BAL-29
S	Grassland	0-5° D-S	N/A	20m ⁸	25m	BAL-12.5 (not used)
E	Forest	U-S	N/A	25-35m	25m	BAL-29

CABIN 2						
ASPECT ¹	Vegetation Class ²	Max Effective Slope ³	Site slope ³	Required APZ ⁴	Proposed APZ / EML ⁵	BAL-Rating
E, SE	Forest	U-S	N/A	20-29m	> 25m	BAL-29
W, S	Grassland	0-5° D-S	N/A	20m ⁸	25m	BAL-12.5 (not used)
N	Forest	0-5° D-S	N/A	25-35m	25m	BAL-29

¹	<i>Cardinal direction from each proposed building facade based on grid north.</i>
²	<i>Vegetation Classifications are as described in PBP (2019) A1.2.</i>
³	<i>Site slope is calculated from 1m LiDAR contours.</i>
⁴	<i>Minimum APZ required stated as Acceptable Solutions within Table 1.12.2 and A1.12.5. PBP (2019).</i>
⁵	<i>Actual dimensional setback from the face of the building to the assessed vegetation. Achieved Asset Protection Zone (APZ) or extent of managed land (EML).</i>
⁶	<i>Where the direct line of sight between the proposed building and assessed vegetation is obstructed (by a wall or building) the assessed rating can be lowered by one BAL-rating (PBP 2019, s. A1.8).</i>
⁷	<i>Remnant bushland and narrow vegetation corridors (NVC) as stated in PBP (2019) s.A1.11 can be assessed as rainforest as a simplified approach or be assessed as Short Fire Run using method 2 (AS3959).</i>
⁸	<i>Deeming provisions for grassland s.7.9 PBP (2019).</i>



VEGETATION KEY



DRAWING LEGEND

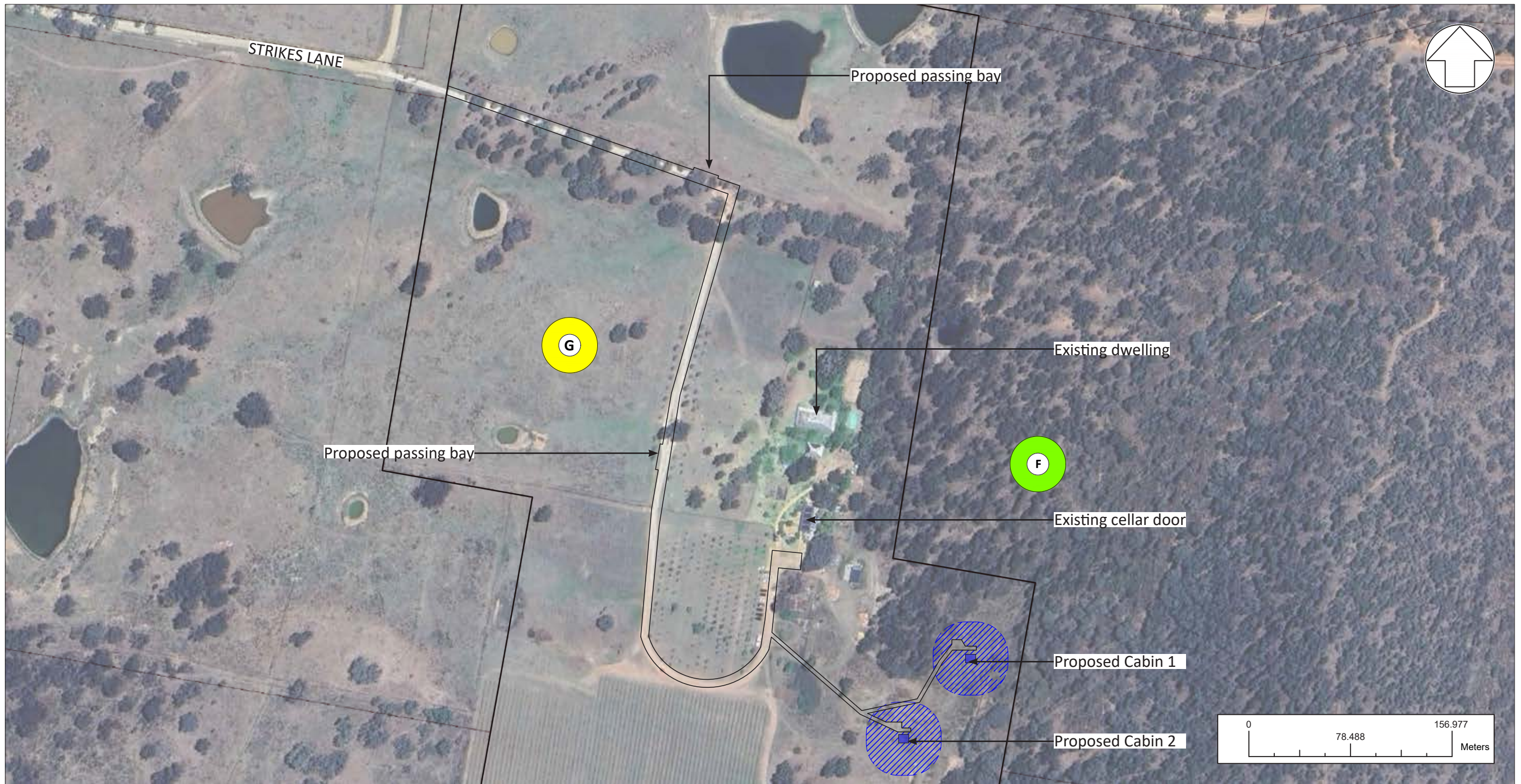


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Figure:

A



VEGETATION KEY (solid)



DRAWING LEGEND



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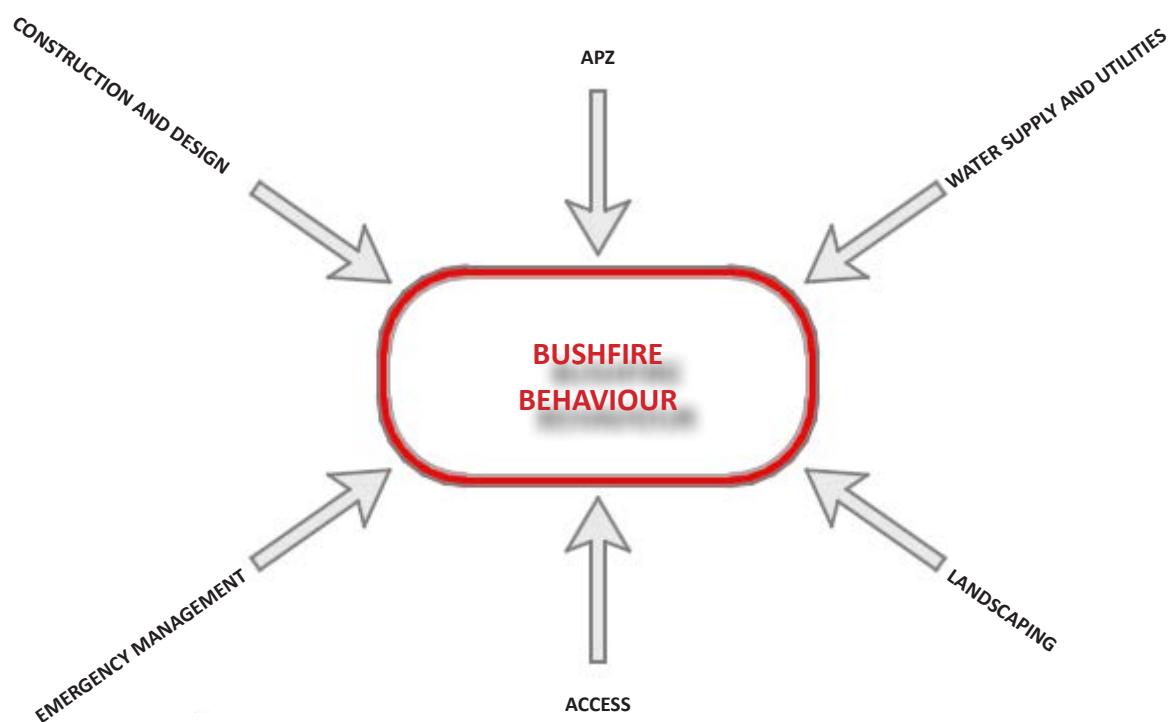
bpad.matthew.noone@gmail.com
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Figure:

A

PART C BUSHFIRE PROTECTION MEASURES

BPMs can mitigate the impact of bush fire attack on people and assets. The types of protection measures include APZs, access, landscaping, water supply, building design and construction and emergency management arrangements. These measures assist building survival during a bush fire. They also contribute to the safety of firefighters and members of the community occupying buildings during the passage of a bush fire front. There are a range of different BPMs which should be applied in combination based upon the development type and the level of bush fire risk. All requirements for BPMs that relate to the development must be provided, as required by this document.



C.01 ASSET PROTECTION ZONES (APZs)

C.03 CONSTRUCTION

C.04 ACCESS

C.05 WATER

C.06 ELECTRICITY & GAS

C.01 ASSET PROTECTION ZONES (APZs)

APZ Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities.

The asset protection zones (APZ) recommendations in this report have been derived from the methodology of A1.12.2 or A1.12.3 in Appendix 1 of PBP (2019). Asset protection zones and in particular the Inner Asset Protection Zones are critical for providing defensible space and reducing flame length and rate of spread (PBP 2019). APZs are designed to provide sufficient open space for emergency workers to operate and for occupants to egress the site safely. They are divided into Inner and Outer Asset Protection Zones (IPAs and OPAs) and are required to be maintained for the life of the development. The IPA provides for defensible space and a reduction of radiant heat levels at the building line and the OPA provides for the reduction of the rate of spread and filtering of embers.

PERFORMANCE CRITERIA (PBP 2019)

- APZs are to be provided commensurate with the construction of the building.
- A defensible space is to be provided.
- APZs are to be managed and maintained to prevent the spread of a fire to the building.
- The APZ is to be provided in perpetuity.
- APZ maintenance is to be practical, soil stability is not compromised and the potential for crown fires is minimised.

Refer to our APZ discussion and recommendations on page 21.

C.02 ASSET PROTECTION ZONES (APZs) RECOMMENDATIONS

There is sufficient space within the site to provide an asset protection zone (APZ). A 25m APZ is required (and achieved) between the proposed cabins and any un-managed vegetation. The proposed 25m APZ around cabin 1 and cabin 2 is to be managed as an inner asset protection zone in perpetuity.

3.1 - INNER APZ (IPA) GUIDELINES

The Inner APZ (IPA) is the managed area closest to the asset (eg. dwelling). The IPA is managed to minimal fuel conditions and aims to mitigate the impact of direct flame contact and radiant heat on the development. The IPA also aims to provide defensible space.

TREES

- Canopy cover should be less than 15% (at maturity) within the Inner APZ.
- Trees (at maturity) should not touch or overhang the building.
- Lower limbs should be removed up to a height of 2m above ground.
- Canopies should be separated by 2 to 5m (horizontal and or vertical displacement).
- Preference should be given to smooth barked and evergreen trees.

SHRUBS

- Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings.
- Shrubs should not be located under trees shrubs should not form more than 10% ground cover.
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

GRASS

- Should be kept mown (as a guide grass should be kept to no more than 100mm in height).
- Leaves and vegetation debris should be removed.

C.03 CONSTRUCTION

PERFORMANCE CRITERIA (PBP 2019)

The proposed cabins are assessed as having a Bushfire Attack Level of BAL-29. The proposed buildings are to be constructed to BAL-29 as indicated in Figure A and as specified in AS3959 (2018). This includes the general requirements of Section 3 of AS3959 (2018) and the additional construction requirements stipulated in s.7.5 of the New South Wales Rural Fire Service (RFS) document Planning for Bushfire Protection (PBP 2019).

C.04 ACCESS

An existing access unsealed access drive connects the existing dwelling, cellar door and gallery to Strikes Lane. The existing access is proposed to be upgraded and extended to provide access to the proposed farm stay accommodation. The upgraded access will comply with RFS requirements. Two passing bays are proposed. We note the dominant bushfire threat is the forest vegetation to the east. The existing / proposed access connecting to Strikes Lane provides a choice to evacuate towards Henry Lawson Drive to the west or Black Springs Road to the east. The following table confirms the extent to which the proposed development complies with PBP (2019) Acceptable Solutions for Infill development access.

ACCESS	PERFORMANCE CRITERIA - firefighting vehicles can access the dwelling and exit the property safely.		
	ACCEPTABLE SOLUTIONS	BPAD COMMENTS	COMPLIES Y / N / TBS/ N/A ¹
	<i>at least one alternative property access road is provided for individual dwellings or groups of dwellings that are located more than 200 metres from a public through road;</i>	The development is located more than 200m of the public road and an alternate route cannot be provided.	N
	In circumstances where the above cannot occur, the following requirements apply:		
	<i>minimum 4m carriageway width;</i>	Requirement noted.	Y / TBS
	<i>in forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay;</i>	Passing bays can be provided.	Y / TBS
	<i>a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;</i>	Requirement noted.	Y / TBS
	<i>property access must provide a suitable turning area in accordance with Appendix 3;</i>	Requirement noted.	Y / TBS
	<i>curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;</i>	Requirement noted.	Y / TBS

¹(Y = Yes), (N=No), (TBS=To be Specified), (N/A= Not Applicable).

ACCESS CONT	<i>the minimum distance between inner and outer curves is 6m;</i>	Requirement noted.	Y / TBS
	<i>the crossfall is not more than 10 degrees;</i>	Requirement noted.	Y / TBS
	<i>maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and</i>	Requirement noted.	Y / TBS
	<i>a development comprising more than three dwellings has formalised access by dedication of a road and not by right of way.</i>	There is no more than three dwellings.	N/A

¹(Y = Yes), (N=No), (TBS=To be Specified), (N/A= Not Applicable).

C.05 WATER

The proposed farmstay accommodation will rely on tank water. PBP requires a minimum of 5,000 litres of water for fire fighting per each occupied building. We recommend a larger 10,000 litre water tank be provided for cabin 1 and cabin 2. The following specifications for the provision of water are required.

Performance Criteria - a static water supply is provided for firefighting purposes in areas where reticulated water is not available.		
ACCEPTABLE SOLUTIONS	BPAD COMMENTS	COMPLIES Y /N / TBS/ N/A ¹
<i>where no reticulated water supply is available, water for firefighting purposes is provided in accordance with Table 5.3d;</i>	Noted	TBS
<i>a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet;</i>	Noted	TBS
ball valve and pipes are adequate for water flow and are metal;	Noted	TBS
supply pipes from tank to ball valve have the same bore size to ensure flow volume;	Noted	TBS
underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;	Noted	TBS
a hardened ground surface for truck access is supplied within 4m;	Noted	TBS
above-ground tanks are manufactured from concrete or metal;	Noted	TBS
raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F of AS 3959);	Noted	TBS
unobstructed access can be provided at all times;	Noted	TBS

WATER CONT.	<i>underground tanks are clearly marked;</i>	Noted	TBS
	<i>tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;</i>	Noted	TBS
	<i>all exposed water pipes external to the building are metal, including any fittings;</i>	Noted	TBS
	<i>where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and</i>	Noted	TBS
	<i>fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005.</i>	Noted	TBS

¹ (Y = Yes), (N=No), (TBS=To be Specified), (N/A= Not Applicable).

C.06 ELECTRICITY & GAS

The proposed development complies with PBP (2019) with regards to electrical and gas requirements for Infill development. Any new electrical services are to comply with the following specifications. We recommend any proposed electrical connection to be underground.

Performance Criteria - location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.			
	ACCEPTABLE SOLUTIONS	BPAD COMMENTS	COMPLIES Y /N / TBS / N/A ¹
ELECTRICITY	<i>where practicable, electrical transmission lines are underground; and</i>	Electrical design not yet finalised.	TBS
	<i>Where overhead, electrical transmission lines are proposed as follow:</i> <ul style="list-style-type: none"> • <i>Lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian area.</i> • <i>No part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.</i> 	Electrical design not yet finalised.	TBS
¹ (Y = Yes), (N=No), (TBS=To be Specified), (N/A= Not Applicable).			

Should the applicant wish to provide gas services, the following specifications are required.

	ACCEPTABLE SOLUTIONS	BPAD COMMENTS	COMPLIES Y /N / TBS / N/A ¹
GAS	<i>Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used.</i>	Requirement noted.	TBS
	<i>All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side.</i>	Requirement noted.	TBS
	<i>Connections to and from gas cylinders are metal.</i>	Requirement noted.	TBS
	<i>polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used; and</i>	Requirement noted.	TBS
	<i>above-ground gas service pipes external to the building are metal, including and up to any outlets</i>	Requirement noted.	TBS
¹ (Y = Yes), (N=No), (TBS=To be Specified), (N/A= Not Applicable).			

C.07 EMERGENCY MANAGEMENT

A bushfire emergency management and evacuation plan is to be prepared as a condition of consent. The plan is to comply with the following RFS requirements.

EMERGENCY MANAGEMENT	ACCEPTABLE SOLUTIONS	BPAD COMMENTS	COMPLIES Y / N / TBS / N/A ¹
	<i>a Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, and AS 3745:2010;</i>	Requirement noted.	TBS
	<i>for proposals in isolated or remote areas which involve large travel distances through bush fire prone vegetation, the following issues should be determined and addressed:</i> <ul style="list-style-type: none"> • the amount of travel likely to be generated during an emergency evacuation; • the capacity of the broader road network to facilitate safe emergency evacuation; • limitations/constraints inherent in the road system; and • management of potential traffic conflicts (such as emergency vehicles versus evacuating members of the public) 	Requirement noted.	TBS
	<i>the Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates.</i>	Requirement noted.	TBS

¹ (Y = Yes), (N=No), (TBS=To be Specified), (N/A= Not Applicable).

C.08 RECOMMENDATIONS

In the event that Council or the NSW Rural Fire Service modifies our recommendations, this report becomes obsolete and should no longer be referred to. The bushfire requirements as stated in the DA Consent conditions will take precedence. We strongly recommend the Applicant cross references the bushfire conditions within the DA consent and the recommendations within Part C of our report and alert us to any discrepancies prior to any works starting on site.

Should Council wish to include our recommendations in the DA consent please insert the following into the consent conditions.

Bushfire (Bushfire Protection Measures)

All Bushfire Protection Measures (BPMs) eg. Asset Protection Zones, Access, Water and Utilities noted in Part C of the bushfire report prepared by Bushfire Planning and Design (BR-825424-A Revision A) are to be complied with.

Asset Protection Zones (APZs)

The 25m APZ is to be provided around cabin 1 and cabin 2. The APZ is to be maintained as an Inner APZ in accordance with PBP (2019) Appendix 4. We recommend the grass for the full length of the existing/ proposed access be managed as short cropped grass < 100mm high for at least 5m each side of the carriage way.

Design and Construction

The proposed cabins are to be constructed to BAL-29 as indicated in Figure A and as specified in AS3959 (2018). This includes the general requirements of Section 3 of AS3959 (2018) and the additional construction requirements stipulated in s.7.5 of the New South Wales Rural Fire Service (RFS) document Planning for Bushfire Protection (PBP 2019).

Access

The existing access and proposed access extension to the farmstay is to be upgraded to comply with RFS requirements PBP (2019) s.6.8.2.

Water, Electricity and Gas

All new water, electrical and gas services are to comply with PBP (2019) s.6.8.3.

Emergency Management Plan

A bushfire emergency management and evacuation plan consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan is to be prepared for the development. This is to be prepared prior to the release of the Occupancy Certificate.

PART D SUMMARY

The proposed development involves the construction of two new farm stay buildings designated for tourist and visitor accommodation, each with a floor area of 40m² and a height of 3.72m. The project relates to but is not limited to the construction of the two cabins, an all weather access road and associated structures. *“These structures are to be situated on a site characterised by gently undulating terrain, extending from east to west, and are part of a broader property that includes an existing dwelling, a cellar door, and a gallery building to the north. The site has been historically used for agricultural purposes, with recent additions including tourist facilities such as a cellar door and gallery. The proposed development seeks to further enhance the site’s offering by providing farm stay accommodation, which aligns with the local council’s objectives to promote tourism within the region”* (Statement of Environmental Effects prepared by CAA).

For the purpose of bushfire assessment and pursuant of clause 4.46 of the EP&A Act 1979 and 100B of the Rural Fire Act 1997, this project is considered to be an integrated development and is required to be referred to the RFS for their approval and issuance of a Bushfire Safety Authority (BFSA).

The subject site is located in Eurunderee which is within the Mid Western Regional Local Government Area (LGA). An existing dwelling, cellar door and gallery are located on the site. The site’s environmental setting features forest vegetation along the eastern and northern boundaries, with managed agricultural land to the west of the proposed cabins, including a vineyard and olive groves. The site is accessed via Strikes Lane greater than 300m to the north west of the proposed cabins.

There is sufficient space within the site to provide an asset protection zone (APZ). A 25m APZ is required (and achieved) between the proposed cabins and any un-managed vegetation. The proposed 25m APZ around cabin 1 and cabin 2 is to be managed as an inner asset protection zone in perpetuity.

The proposed cabins are assessed as BAL-29 as indicated in Figure A and as specified in AS3959 (2018) the Australian Standard for the Construction of Buildings in a Bushfire Prone Area.

An existing access unsealed access drive connects the existing dwelling, cellar door and gallery to Strikes Lane. The existing access is proposed to be upgraded and extended to provide access to the proposed farm stay accommodation. The upgraded access will comply with RFS requirements. Two passing bays are proposed. We note the dominant bushfire threat is the forest vegetation to the east. The existing / proposed access connecting to Strikes Lane provides a choice to evacuate towards Henry Lawson Drive to the west or Black Springs Road to the east.

The proposed farmstay accommodation will rely on tank water. PBP requires a minimum of 5,000 litres of water for fire fighting per each occupied building. We recommend a larger 10,000 litre water tank be provided for cabin 1 and cabin 2. The following specifications for the provision of water are required.

A bushfire emergency management and evacuation plan consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan is to be prepared for the development. This is to be prepared prior to the release of the Occupancy Certificate.

In the event that Council or the NSW Rural Fire Service has any questions in relation this report please get in contact to discuss.

Report prepared by:



Matthew Noone

Senior Bushfire Consultant (Director)
Grad.Dip. Design for Bushfire Prone Areas.
BSc (Geology)
0406077222
T/A Bushfire Planning and Design PTY LTD

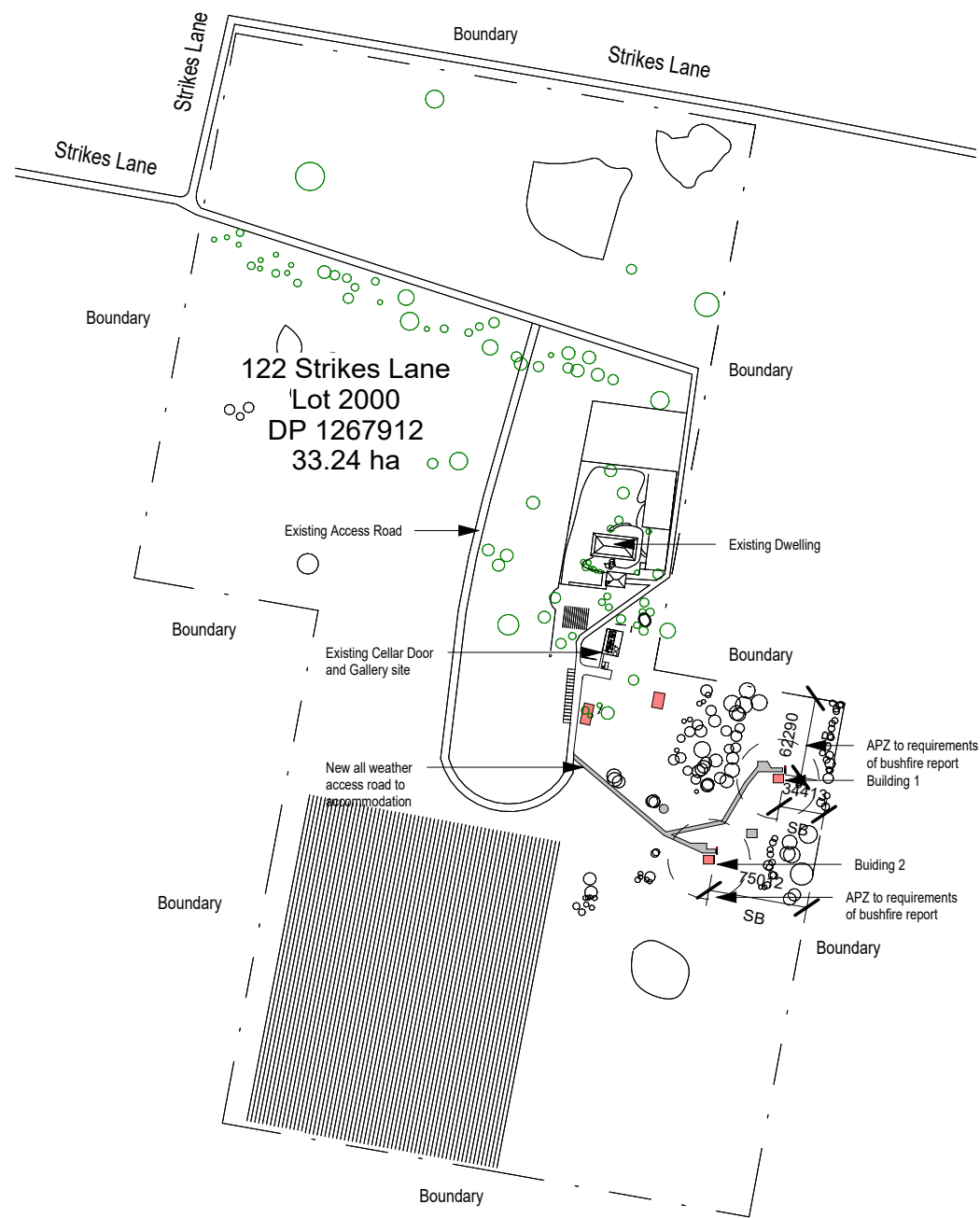
D.01 REFERENCES

AS3959 (2018)	Australian Standard, Construction of buildings in bushfire-prone areas, AS 3959, Third edition 2018 Standards Australia International Ltd, Sydney.
BCA (2019)	Building Code of Australia 2019, Building Code of Australia, Australian Building Codes Board, Canberra 2019.
EPA Act (1979)	Environmental Planning and Assessment Act 1979, NSW Government, NSW, legislation found at www.legislation.nsw.gov.au
Keith (2004)	Keith, D.A. (2004), Ocean shores to desert dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation (2004).
PBP (2019)	Planning for Bushfire Protection, a Guide for Councils,Planners, Fire Authorities, Developers and Home Owners. Rural Fire Service 2019, Australian Government Publishing Service, Canberra.
RFS (2015)	Rural Fire Service, Guide For Bush Fire Prone Land Mapping, Version 5b.

D.02 APPENDICES

Appendix A - Architectural Drawings.

APPENDIX A - ARCHITECTURAL DRAWINGS



1
DA03

DA_Site Plan_5000

1 : 5000

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2	PRELIMINARY	15.05.2024
3	DA SUBMISSION	07.06.2024



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ROSBY FARM STAY ACCOMMODATION

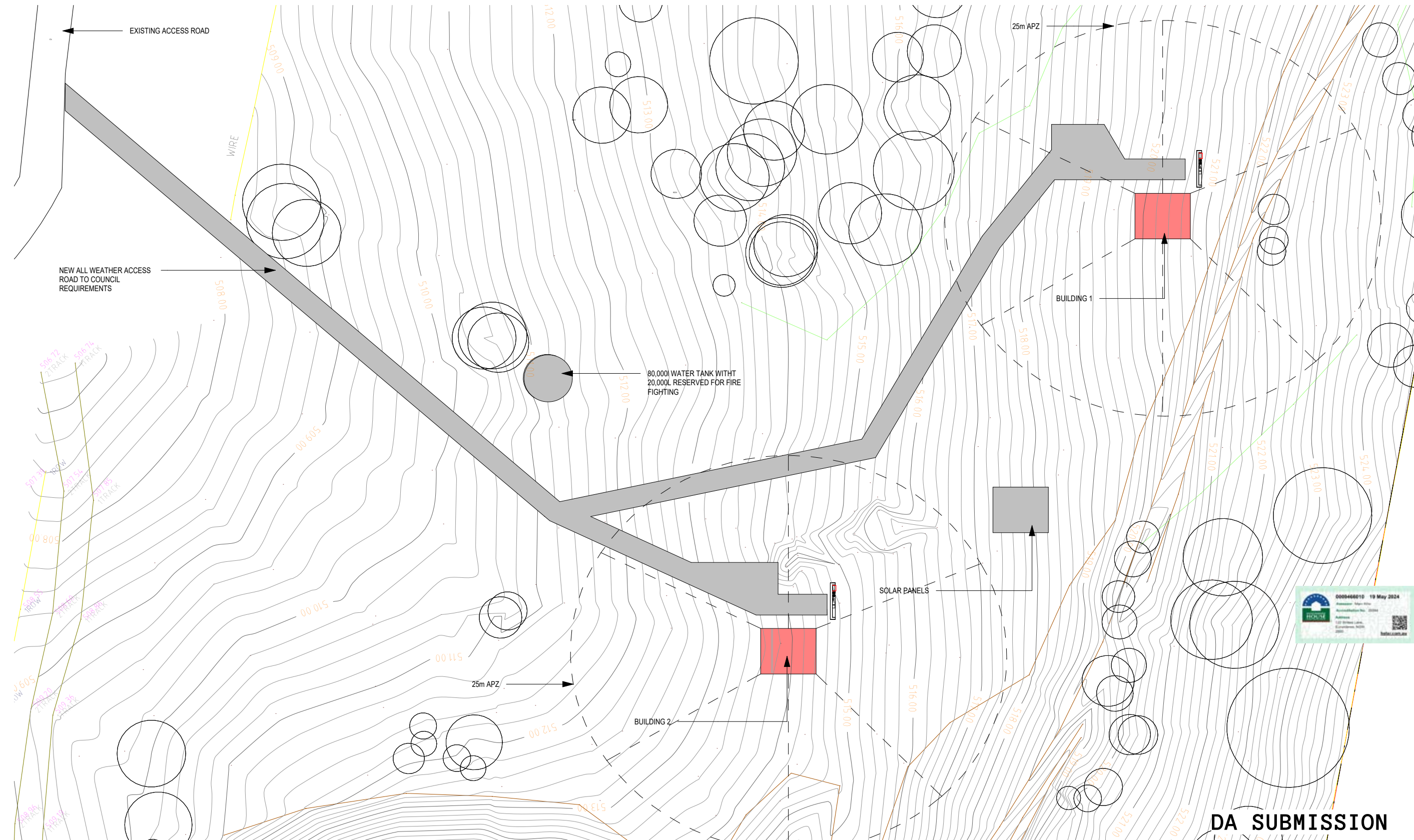
122 Strikes Lane, Eurunderee, NSW 2850
Lot 2000 DP1267912

Site Plan 01

Project No.	Status	Drawing No.	Revision
327	DA	DA03	3

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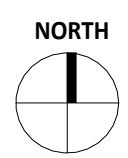
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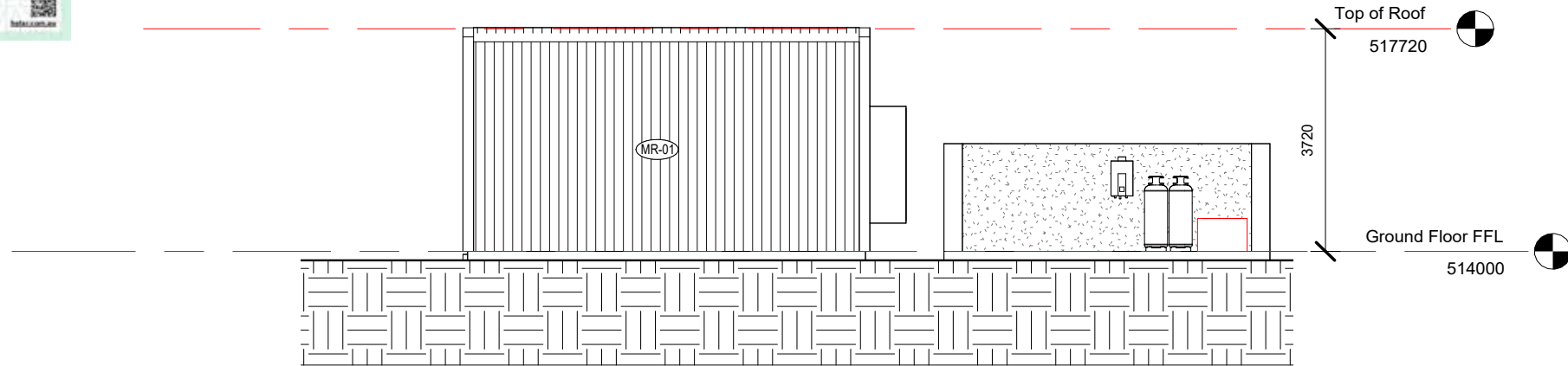
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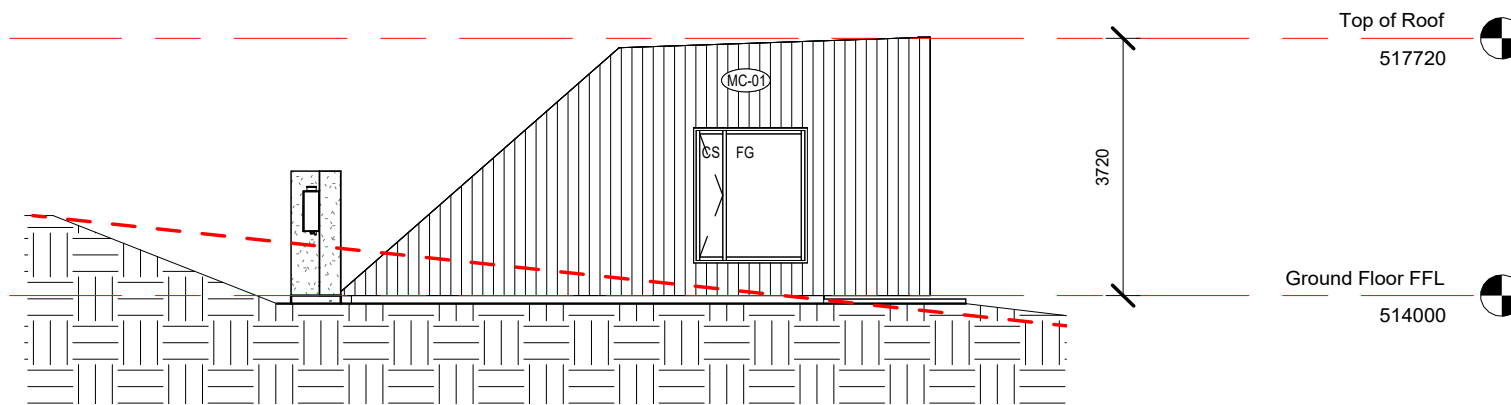


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ROSBY FARM STAY ACCOMMODATION			
122 Strikes Lane, Eurunderee, NSW 2850 Lot 2000 DP1267912			
Site Plan 02			
Project No.	Status	Drawing No.	Revision
327	DA	DA04	3



1
DA06
DA_EAST ELEVATION
1 : 100



2
DA06
DA_NORTH ELEVATION
1 : 100

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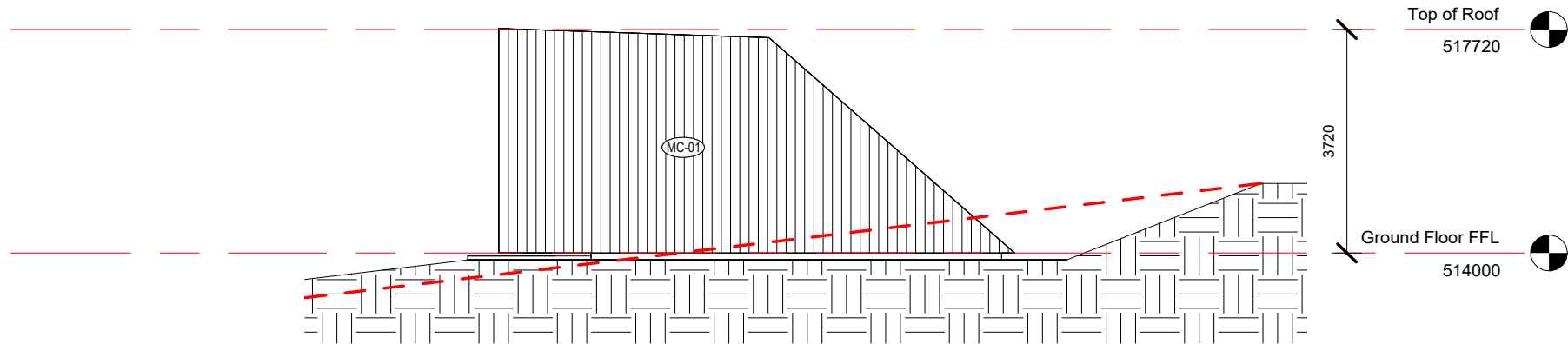
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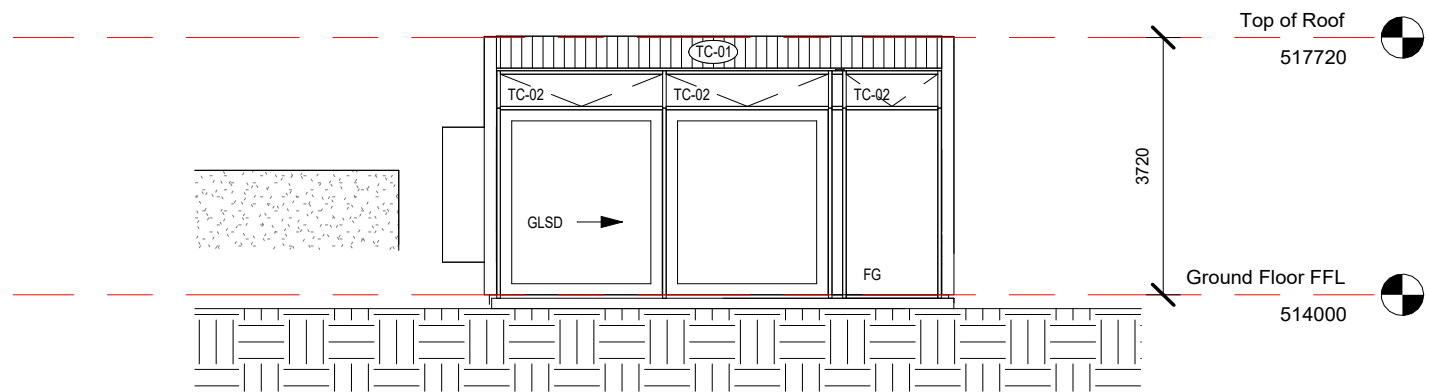
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Elevations 01

Project No.	Status	Drawing No.	Revision
327	DA	DA06	3



1
DA07
DA_SOUTH ELEVATION
1 : 100



2
DA07
DA_WEST ELEVATION
1 : 100

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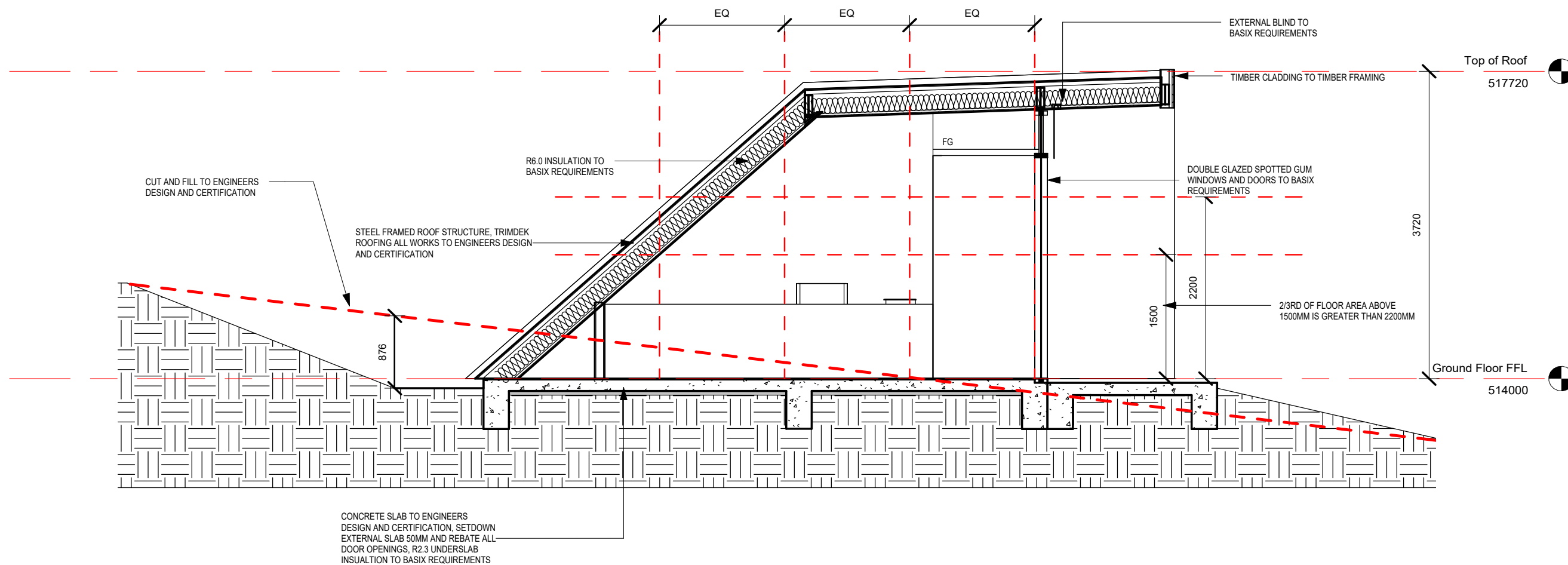
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2	PRELIMINARY	15.05.2024
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Scale 1 : 100

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Elevations 02

Project No.	Status	Drawing No.	Revision
327	DA	DA07	3



1
DA08

DA_Section 01

1 : 50

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Scale 1 : 50

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Sections

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